

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, January 29, 2020
Minutes

1. PRESENT:	Gordon Farrell Carole Borthwick Linda McLaren Joanne Parkinson	Lindsay Armstrong Murray Thompson Audrey Montero
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REGRETS: Cyrus Pun

GUEST: SL27

2. CALL TO ORDER: 6:30 pm

3. ADOPTION OF MINUTES

December 4, 2019 Council Meeting Minutes approved by email.

4. COMMITTEE REPORTS

4.1 Social

No reports at the moment.

4.2 Grounds and Gardening

4.2.1 Landscaping

Yamato Landscaping Inc. will continue with their weekly work in the gardens. January 2020 is mostly about cleaning and preparing the front sign area for spring. On Monday, taking advantage of the good weather, Yamato was on site and worked in the pool area, as well as at the back of Building B and Building C. They would like to invite you to visit their Facebook page under Yamato Landscaping Inc. where they upload photos every week so you can see what they have done and the progress they are making around Cypress Point.

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4.3 Fire & Security – Block Watch

Richmond Block Watch is now on Facebook

Please click on this link www.facebook.com/richmondblockwatch and like our page to keep up with all the goings on here at Richmond Block Watch.

Sitka Fire Protection Inc. will start their deficiencies program that they put together after the inspection last September. The first phase of maintenance service is with six fire hoses in Building B that are due for hydrostatic testing. Batteries in the emergency lighting in the electrical room in Building B, failed the 30-minute testing so they require replacement. These are among the required jobs Sitka Fire Protection has to undertake beginning soon along with the fire extinguishers in the three buildings.

Smoke alarms in suites are due for replacement as per manufacturer's specifications. If your suite needs a replacement of smoke alarm or heat detector you will be contacted to provide access to Sitka Fire Protection in order to install your new device.

4.4 Maintenance

4.4.1

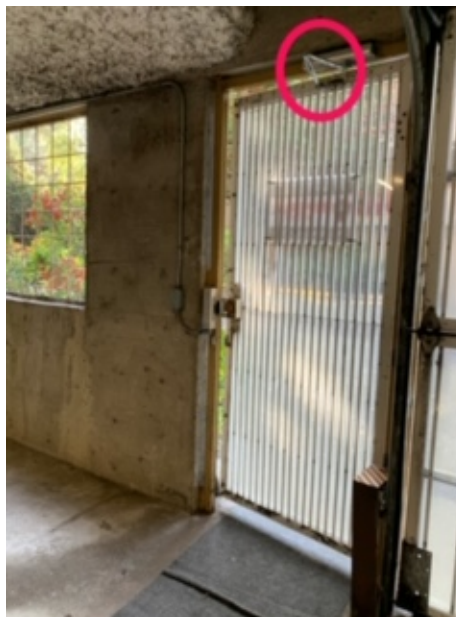
Thank you for trying to keep the garbage rooms in Buildings, A, B, and C cleaner. Although there has been an improvement, a few residents are still leaving unwanted items in the garbage rooms, outside the garbage rooms and in the lobbies.

We would remind residents of NW2050 that unwanted items can be taken to the recycling depot: City of Richmond Recycling at 5555 Lynas Lane, Richmond BC V7C 1A4, Telephone number: 604-276-4010. Hours of operation Tuesday to Sunday 9 a.m. to 6:15 p.m.

Kindly note that taking the unwanted items to the recycling depot is **free of charge**, while leaving unwanted items around our Strata Property may result in a monetary fine.

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- 4.4.2.** Thank you to the volunteers who went out in the cold weather to shovel snow, clearing the paths and sidewalks for Cypress Residents SL42; SL74; SL86 thank you for your initiative and care.
- 4.4.3** The elevator in Building B 7531 has been serviced for some noises that could be heard while the elevator was in motion. The elevator seems quieter after the repair.
- 4.4.4** The repair work on the water pipes in Building B, 7531 is completed for now. Corona worked on them during the last few weeks of December 2019 and the first week of January 2020. New pipes and new shut off valves were required. Steve, our handyman and painter, followed up by closing the ceiling and installing vapour barrier and drywall. Steve re-textured the entire ceiling in both repaired areas which were previously opened up by Corona Plumbing.
- 4.4.5** The small door next to the garage door in Building B was fixed once again. This time the closer was bent and eventually broke. A new closer was required and installed costing approximately \$400. Aberdeen Locksmith also attended to a door in the lobby of Building A, in front of the elevator which was in need of repair.



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4.4.6. Since December 23, 2019 Council and Corona Plumbing have been after a water leak on the first floor of Building A. Corona tracked the leak and determined that it was coming from two suites above. Their dishwashers had failed and were leaking which ended up on the first floor. Corona has recommended the replacement of the dishwashers for both suites. The wet carpets were removed, dried and re-installed by SL7, who volunteered his time and knowledge to the Strata. Council would like to thank SL7 for always being proactive and ready to help.

4.5 Shared Facilities

4.5.1 Games Room

No report at the moment.

4.5.2 Lounge

The Lounge has been rented six times during the month of January 2020 for the total of \$ 300.00

The walls near the kitchen were repaired and painted. The bathroom sink has been replaced and the bathroom's walls were painted as well. The shower head in the ladies' bathroom has been replaced.

4.5.3 Pool

Clearwater Pool & Spa has been servicing Cypress Point Strata NW2050 for many years. During the past few years Vancouver Coastal Health has been inspecting our pool and putting more pressure and requirements on Strata in order to keep the pool open to the public. Our infrastructure is almost 40 years old and VCH requires that we have an organized, clean and well-maintained pool mechanical room. As well, VCH wants Strata to provide them with new measurements and construction permits in order to operate. Clearwater has not been addressing the issues that VCH requires of the Strata. Council has hired another company, Imperial Paddock Pools Ltd., which they believe will be able to meet VCH requirements and also save funds because their maintenance is less costly.

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4.5.4 Exercise room

The plastic, covering one of the fluorescent lights in the exercise room, was found broken. Kindly take care when using the equipment. A plastic cover on the ceiling should not get damaged unless users are being reckless with the equipment.

Lifestyle Equipment will be servicing the Exercise Room equipment starting in February 2020. Lifestyle Equipment is located in Delta and their rates are very competitive. Fitness Town service rate was \$90.00 then \$197.00 and during the last few months went up to \$245 per hour. Council has signed a contract with Lifestyle Equipment for one year and will review it at the end of the year.

4.6 Bylaws

Council would like to invite you to visit the Cypress Point website: <http://www3.telus.net/public/nw2050/> under Bylaws NW2050 Bylaws Dec 04, 2018.pdf

If you prefer to have a hard copy of the bylaws, you will be able to print a copy for yourself.

5. NEW BUSINESS

Carpets Levy:

Paraphrased from the Annual General Meeting Minutes

The Owners of Strata Plan NW2050 approved replacing the carpets in Buildings A, B, and C for the total cost of \$130,000 to be paid by special levy in three equal payments starting on February 15, April 15, and June 15, 2020. (For example, for the amount of \$1,226.42 the levy is divided by 3 months of equal payments is \$408.80 for February, April and June, 2020)

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Pages 26, 27, and 28 of the Annual General Meeting package has the amount each unit will pay for the carpet levy. If you no longer have a package you will be able to find an electronic copy on Cypress Point Website: <http://www3.telus.net/public/nw2050/> under Minutes.

The following paragraph needs to be sent to CrossRoads C/O Anita anita@crpm.ca with copy to our office nw2050@telus.net

“Jane Doe and John Doe, #XXX – 7XXX Minoru Blvd, Richmond, B.C. V6Y 1Z3, authorize Crossroads Property Management to automatically withdraw from our chequing account at (bank name) our special levy in three equal payments as laid out in the NW 2050 AGM Package.

If you have any questions or need any further information, please contact us.”

SL27 attended the Council Meeting as a guest to consult with Council and express his concerns on the following 5 topics:

- a. The fans in the hallway: The cost involved in having the fans running for longer hours and getting cold air from outside representing more cost for Strata. Discussed finding a more productive way to bring fresh air into the hallways. Possibility of hiring an engineering firm to investigate potential cost saving improvements for our building ventilation systems.
- b. Insurance: How Strata insurance costs have recently become out of control as seen on local news. The options that Council have investigated with our financial management company and insurance companies.
- c. Empty storage lockers: Concern that storage lockers were not rented. Confirmed all are rented, but some currently having nothing in them.
- d. The condition of the flower area in front of the Cypress Point sign of Building A. Have the rabbits eaten all the plants? The landscaper uses decorative plants that rabbits don't like to eat. Most of these plants don't survive winters. We are very pleased with the work Yamato Landscaping is doing keeping the area tidy. They have prepared the soil for flowers to be planted for spring 2020.
- e. Is the Hytec water system performing well? The Hytec water treatment system works well as a preventive program to minimize or reduce the pinhole leaks in the building pipes. It is a preventative measure, but cannot eliminate all copper pipe corrosion, fatigue and excessive wear.

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6. OLD BUSINESS

- 6.1 Regarding the un-remediated sections of Building B and Building C:**
Read Jones Christoffersen Ltd., will be on site on February 18th, 2020 and plan to stay on site most of the day. On that day they will pick which units they will visit and determine where the assessment is to be done. They are expecting to have the results by the end of March 2020.
- 6.2** We still have residents parking overnight in the Visitors Parking. Council would like to remind residents that the visitor's parking area is for visitors during the day only. A parking pass is available for **visitors** who are staying overnight. The visitors parking stalls are not for owners to stay overnight. We appreciate your cooperation.

7. CORRESPONDENCE

Incoming:

A letter from Strata 1942 (Woodridge) regarding garbage found on our common property as a result of a recent party that was held in the Shared Facilities Lounge (photo attached), charging Strata NW2050 with \$100.00 for the cleanup of the garbage around the property.

A letter from Richmond Elevators explaining changes to the Elevator Act and Regulations in British Columbia. This change is being enforced by Technical Safety BC. Each elevator requires a Maintenance Control Program, there are currently being created and will be implemented in a timely manner before September 30, 2021 this will also increase the cost of the expenses for the monthly maintenance.

SL21 Asking Council to repair the garage ceiling above the top of her car as the birds have made a nest and she finds a lot of dirt from the birds on her car.

SL43 repeated complaints of the strong smell of smoke in their suite coming from their neighbors.

SL37 repeated complaints of the strong smell of smoke in their suite coming from their neighbors.

Outgoing:

SL104 Warning bylaw infraction due to items in parking stall

SL63 Warning bylaw infraction due to items in parking stall

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SL53 Fine for a bylaw infraction due to items left in a place not allowed as per the bylaws.

SL31 Fine infraction missing moving fees and items left in the lobby of Building B 7531.

Letter to NW1942 explaining that Lounge renters cannot be held responsible for garbage left in the surrounding area between the area of the Lounge and Woodridge during the time mentioned in the letter (the Administrator has checked with them to make sure it was not them). Strata NW2050 can't be held responsible and it is not paying the penalty.

Letter to Clearwater Pool & Spa explaining the decision of Council to terminate their services.

Letter to Fitness Town explaining that Council voted to change to terminate their services for the maintenance of the exercise room.

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8. FINANCIALS

a) Accounts Receivable as of January 9, 2020.

SL63 \$50.00	SL20 \$2,791.87
SL54 \$17.20	SL26 \$365.37

b) Woodridge Shared Facility financials were received for December 2019.

c) Approval of Cypress Point October & November 2019 financials

d) Fund overview as October & November 30, 2019

	October 2019	November 2019
Contingency Fund	331,072.58	342,233.77
Special Levy Fund	6,047.67	6,059.85
Repiping Fund	58,569.78	58,212.73
Exterior Building Fund	36,343.11	37,251.30
Future Remediation Fund	468,609.33	477,068.07
Total Funds	900,642.47	920,825.72
Current Year Surplus	<u>-6,371.93</u>	<u>-3,894.70</u>
Total Owner's Equity	894,270.54	916,931.02

9. MEETING ADJOURNED: 8:00 pm

10. NEXT MEETING: February 26, 2020

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